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437825 City of Riverside
Public Works Department
3900 Main Street
Riverside, California 92522

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of Riverside County, California

Recorder

Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: **PW-016-923**
6161 Van Buren Blvd.

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): **ASRMP LIMITED PARTNERSHIP**, a California Limited Partnership, as to an undivided 40% interest and **CLEMENTINA W. HAWKSLEY**, a widow, as to an undivided 30% interest and **SORIN EREMIA**, a single man, as to an undivided 30% interest

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside, California, hereby declares that on **July 8, 1993**, a waiver of parcel map for lot line adjustments was granted to the above-referenced property owner(s) to create the parcels of real property as described in Exhibit "A" attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California, which parcels as described in said Exhibit "A" thereby created comply with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE.

PLANNING COMMISSION OF THE
CITY OF RIVERSIDE

STEPHEN J. WHYLD
PLANNING DIRECTOR

Dated: November 1, 1993

By J. Craig Aaron
J. CRAIG AARON
PRINCIPAL PLANNER

GENERAL ACKNOWLEDGEMENT

State of California } ss
County of Riverside

On Nov. 1, 1993, before me Margaret I. Archambault
(date) (name)

a Notary Public in and for said State, personally appeared

J. Craig Aaron

Name(s) of Signer(s)

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Margaret I. Archambault
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
() Corporate Officer(s)

Title _____

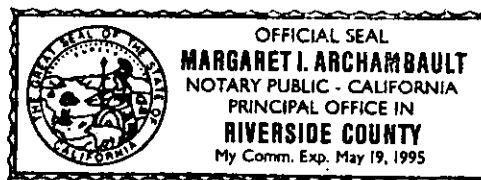
Title _____

- () Guardian/Conservator
(X) Individual(s)
() Trustee(s)
() Other

- () Partner(s)
() General
() Limited

The party(ies) executing this document is/are representing:

pw016923.coc





3050 Chicago Avenue
Suite 100
Riverside, CA 92507
(909) 782-0707
FAX: (909) 782-0723

RICK ENGINEERING COMPANY

EXHIBIT "A" "LOT 1"

All of Parcel 1 of Parcel Map in the City of Riverside, County of Riverside, State of California, as per map on file in Book 7, Page 22 of Parcel Maps in the Office of the County Recorder of said County, and a portion of Parcel 1 of Parcel Map 15406 in the City of Riverside, County of Riverside, State of California as per map on file in Book 80, Pages 6 and 7 of Parcel Maps in the Office of the County Recorder of said County, more particularly described as follows:

Commencing at the Northwestern corner of Parcel 1 per said Parcel Map 15406, said point also being on the Easterly sideline of Van Buren Boulevard having a 70.00 foot half width as shown on said map, said point also being on the centerline of Bixler Avenue, vacated by Instrument No. 165116, recorded December 14, 1972 Official Records of Riverside County; thence Northeasterly along the Northwestern line of said Parcel 1 and said centerline, North 55°40'25" East 53.15 feet to the TRUE POINT OF BEGINNING; thence continuing along said line North 55°40'25" East 184.28 feet; thence South 00°29'11" East 102.62 feet; thence South 89°30'49" West 153.06 feet to TRUE POINT OF BEGINNING.

Excepting therefrom the Westerly 1.00 foot of said Parcel 1 of said map on file in Book 7, Page 22 of Parcel Maps.

Said Lot 1 contains 0.88 acres, more or less.

"LOT 2"

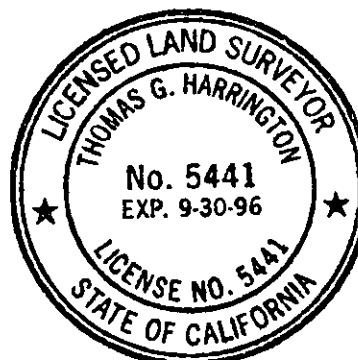
All of Parcel 1 of Parcel Map 15406 in the City of Riverside, County of Riverside, State of California as per map on file in Book 80, Pages 6 and 7 of Parcel Maps in the Office of the County Recorder of said County, excepting that portion more particularly described as follows:

Commencing at the Northwestern corner of said Parcel 1, said point being on the Easterly sideline of Van Buren Boulevard having a 70.00 foot half width as shown on said map, said point also being on the centerline of Bixler Avenue, vacated by Instrument No. 165116, recorded December 14, 1972 Official Records of Riverside County; thence Northeasterly along the Northwestern line of said Parcel 1 and said centerline, North 55°40'25" East 53.15 feet to the TRUE POINT OF BEGINNING; thence continuing along said line North 55°40'25" East 184.28 feet; thence South 00°29'11" East 102.62 feet; thence South 89°30'49" West 153.06 feet to TRUE POINT OF BEGINNING.

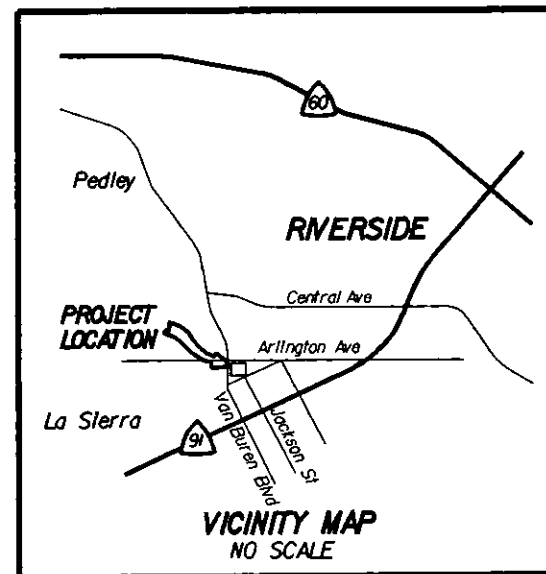
Also excepting therefrom the most Westerly 1.00 foot of said Parcel 1 of said Parcel Map.

Said Lot 2 contains 2.48 acres, more or less.

Thomas G. Harrington
L.S. 5441
License Expires 9-30-96



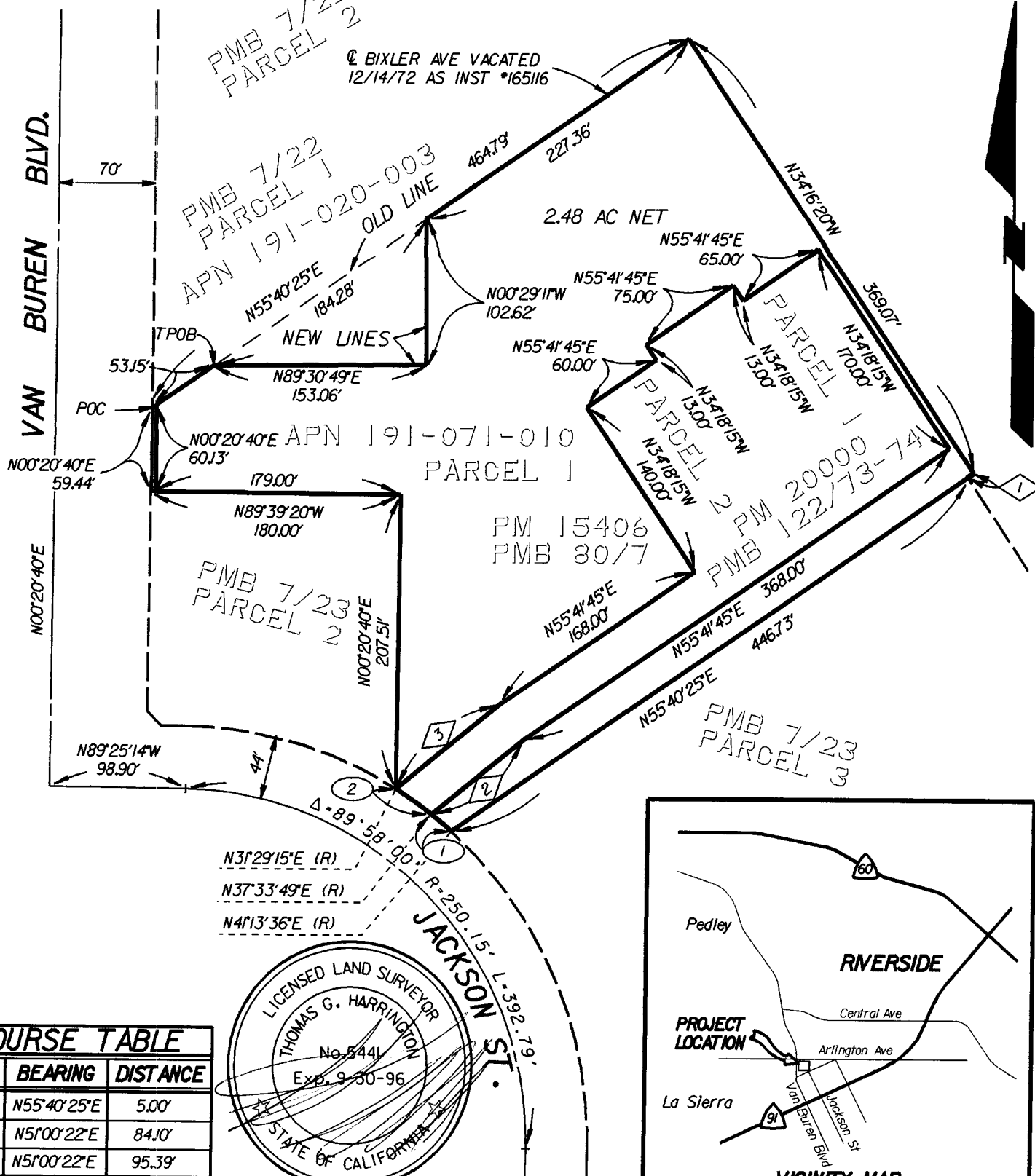
DESCRIPTION APPROVAL 10/5/93
Thomas G. Harrington
SURVEYOR CITY OF RIVERSIDE



SCALE 1

Category	Value
Very good	100
Good	200

RICK ENGINEERING COMPANY
 CIVIL ENGINEERS SURVEYORS PLANNERS
 3050 CHICAGO AVE., SUITE 100, RIVERSIDE, CA 92507
 SCALE 1" = 100' DATE MAY 19, 1993



COURSE TABLE		
NO.	BEARING	DISTANCE
1	N55°40'25"E	5.00'
2	N51°00'22"E	84.10'
3	N51°00'22"E	95.39'

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	TANGENT
1	03°39'47"	294J5'	18.81'	9.41'
2	06°04'34"	294J5'	31J9'	15.61'

LOT LINE ADJUSTMENT, LOT 2
PORTION OF PARCEL 1 PM 15406 PMB 80/7

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